

**3. Zoning and Development By-law and Latecomer Policy Amendments Enabling Authority to Impose Development Permit Conditions for Public Amenities, Facilities, Utilities and Land**

**Summary:** To amend the Zoning and Development By-law to clarify that, at the development permit stage, the City has the authority to condition requirements for public amenities, facilities or utilities, or land for those purposes. These changes include amendments to Section 4, the introduction of a new general Schedule I, and related updates to district schedules and the Latecomer Policy.

**Applicant:** General Manager of Engineering in consultation with the General Manager of Planning, Urban Design and Sustainability

**Referral:** This relates to the report entitled “Zoning and Development By-law and Latecomer Policy Amendments Enabling Authority to Impose Development Permit Conditions for Public Amenities, Facilities, Utilities and Land”, dated May 20, 2025 (“Report”), referred to Public Hearing at the Council Meeting of June 3, 2025.

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to enable the authority to impose development permit conditions for public amenities, facilities, utilities and land generally as presented in Appendix A of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law, generally as presented in Appendix A of the Report.

- B. THAT, at the time of the enactment of the above by-laws, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council approval amendments to the Latecomer Policy generally as presented in Appendix B of the Report;

- C. THAT Recommendations A and B be adopted on the following conditions:

- (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and

- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

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